153.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,200 / 858,200
					USE VALUE:	858,200 / 858,200
					ASSESSED:	858,200 / 858,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGILL MARION/ETAL
Owner 2:	DOHAN MARC S
Owner 3:	
Street 1:	43 CHESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,110 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Wood Shingle Exterior and 1875 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5110.000	399,600		458,600	858,200
Total Card	0.117	399,600		458,600	858,200
Total Parcel	0.117	399,600		458,600	858,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.71 | /Parcel: 457.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101892

GIS Ref

GIS Ref

Insp Date 07/27/18

Parcel ID 153.0-0005-0008.0

!12030!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,600	0	5,110.	458,600	858,200	858,200	Year End Roll	12/18/2019
2019	101	FV	292,600	0	5,110.	430,000	722,600	722,600	Year End Roll	1/3/2019
2018	101	FV	292,600	0	5,110.	355,400	648,000	648,000	Year End Roll	12/20/2017
2017	101	FV	292,600	0	5,110.	326,800	619,400	619,400	Year End Roll	1/3/2017
2016	101	FV	292,600	0	5,110.	298,100	590,700	590,700	Year End	1/4/2016
2015	101	FV	281,400	0	5,110.	292,400	573,800	573,800	Year End Roll	12/11/2014
2014	101	FV	281,400	0	5,110.	271,700	553,100	553,100	Year End Roll	12/16/2013
2013	101	FV	281,400	0	5,110.	258,600	540,000	540,000		12/13/2012

PRINT

Date	Time
12/11/20	02:09:02

LAST REV

Date	Time
07/23/19	10:47:18
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12030

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEY PATRICIA	1148-82		11/19/1995		241,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2019	315	New Wind	14,995	C				
11/19/2012	1524	Manual	17,060	C				
2/18/2011	85	Redo Kit	79,400					REDO HBTH&FBTH/REP
11/27/2001	879	Re-Roof	3,000	C				
5/19/1998	313	Manual	800					REPLACE STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
4/12/2013	Info Fm Prmt	MM	Mary M
3/7/2012	Info Fm Prmt	BR	B Rossignol
1/12/2009	Measured	372	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101892
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5110		Sq. Ft.	Site		0	80.	1.12	9									458,641						458,600	

Total AC/HA: 0.11731 | Total SF/SM: 5110 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 458,641 | Spl Credit | Total: 458,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34999990
Const Adj.:	0.99346465
Adj $ / SQ:	181.059
Other Features:	99500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	490911
Depreciation:	91310
Depreciated Total:	399602

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

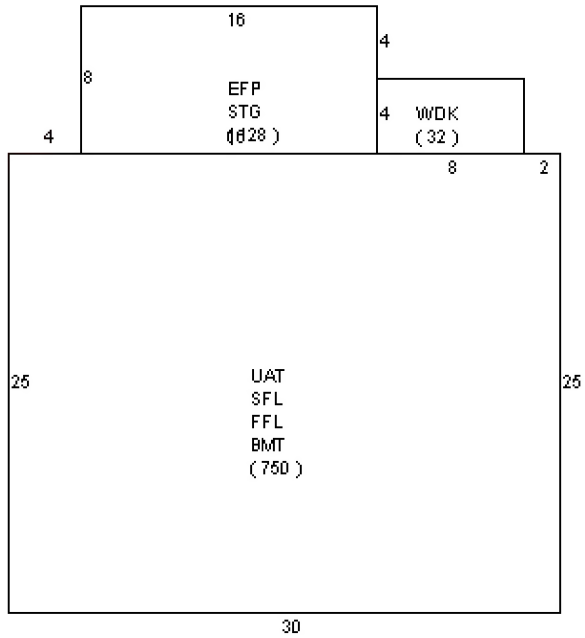
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	199.16
Special Features:	0	Val/Su Net:	146.59
Final Total:	399600	Val/Su SzAd	266.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	750	71.970	53,978
FFL	First Floor	750	181.060	135,794
SFL	Second Floor	750	181.060	135,794
UAT	Upper Attic	188	72.420	13,579
EFP	Enclos Porch	128	48.180	6,167
STG	Storage	128	7.510	962
WDK	Deck	32	15.900	509
	Net Sketched Area:	2,726	Total:	346,783
Size Ad	1500	Gross Are	3288	FinArea 1875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	